CORNERSTONE
REAL ESTATE

FOR SALE

2877 E 2ND ST, CASPER, WY

www.cornerstonere.com

3,060 SF COMMERCIAL BUILDING ON 0.51 ACRES

3,060 SF commercial building on a 0.51-acre lot along E 2nd Street, Casper's primary, high-traffic commercial corridor. Built in 1971, with a drive-thru window, 12' ceiling height, flat roof, and complete HVAC. Zoned Commercial — ideal for a remodel or full redevelopment.

Located on one of Casper's most sought-after, high-traffic corridors. Call for Pricing.

CHUCK HAWLEY
Principal
chuckhawley@msn.com
307-259-1315

SHAWN MCCOUL
Realtor
shawn.mccoul@gmail.com
307-267-4966

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KEY HIGHLIGHTS

- 3,060 SF commercial building with drive-thru window
- 0.51-acre commercial lot (~22,389 SF)
- Built 1971, complete HVAC system
- 1 story, 12' height, flat roof
- Zoned Commercial
- Located on E 2nd Street, Casper's primary commercial corridor
- Ideal for remodel or full redevelopment

IDEAL FOR

- Quick-service or fast-casual restaurant reuse
- Retail or commercial storefront
- Redevelopment / new construction
- Owner-user or investor-redeveloper

LOCATION ADVANTAGES

- Fronts E 2nd Street, Casper's primary commercial corridor
- High-traffic, highly visible commercial location
- Convenient access throughout Casper
- Surrounded by established retail and commercial neighbors
- Serves the greater Casper, WY market

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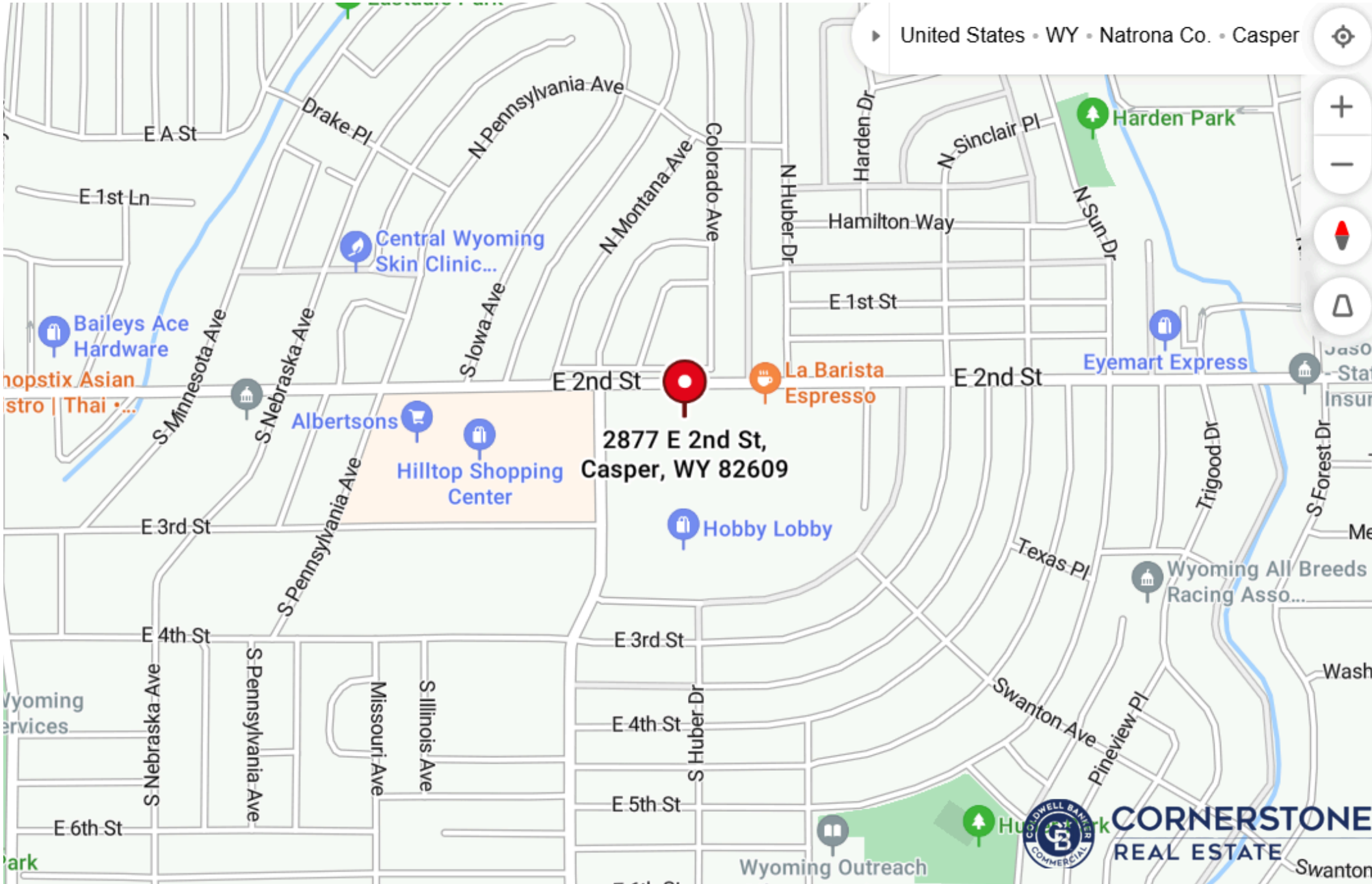

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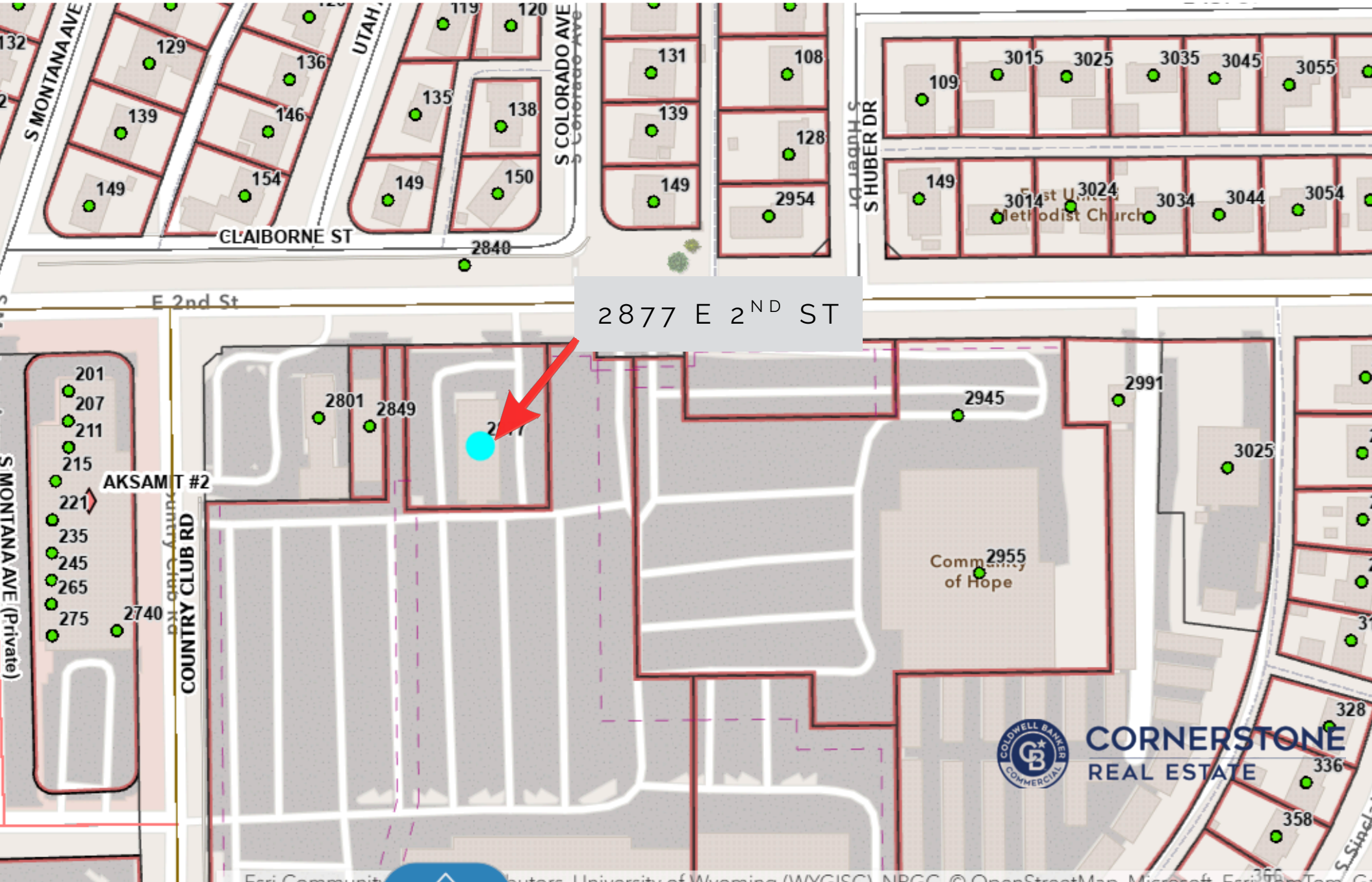

CORNERSTONE REAL ESTATE

CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.

Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.

CORNERSTONE
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CASPER, WY

BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: $73,256 (2021)
- Median Home Price: $222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: $44,115 (2021)
- Median Home Value: $129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: $67,011 (2022)
- Median Sales Price of Home: $265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics

CORNERSTONE
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ABOUT

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CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

SHAWN MCCOUL

307-267-4966 • shawn.mccoul@gmail.com

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.